



Kelly Glen (Formerly Many Heights)

Preliminary Plan Community Input Meeting Minutes

Location: 3445-a Box Hill Corporate Center Drive, Abingdon, MD 21009

Date: November 16, 2009, 6:00 p.m.

Presenters/Design & Development Team:

Megan Maffeo, Morris & Ritchie Associates, Inc. (MRA)

Paul Muddiman, Morris & Ritchie Associates, Inc. (MRA)

Michael Charlton, Elm Street Development

Meeting Summary:

The location of the project site, access, and site design for 107 single family detached residential lots were presented to the community. Road Improvements at the site access on Route 1, Conowingo Road, were reviewed, proposed utility connections were explained, and a comparison between the previously approved Preliminary Plan and the revised current Preliminary Plan was discussed.

Public Comment / Question & Answer:

Carol Six – 1204 Conowingo Road, Bel Air, MD 21014

What amenities are associated with the active open space areas on-site?

Questioned how the proposed road improvements associated with the site access will ease left turn into her property. Currently pulls onto the right shoulder outside of traffic and waits for a break in traffic to turn into driveway.

Response:

There are two active open space areas on-site, these will be graded to be generally level for free play activities with a trail network connecting pedestrians to the open space areas.

The proposed road improvements located in front of the Six Property include a striped transition area that could be used to wait outside of the line of thru traffic for an opportunity to turn.

Don Matthews – 1108 Spalding Drive, Bel Air, MD 21015

Are there street trees provided along the proposed roadways?

With the construction of this project, how is stormwater management handled? Significant drainage from the farm fields flows onto adjoining properties.

Response:

The rendering depicts street trees for a total of 151 trees throughout the project.

3445-A Box Hill Corporate Center Drive Abingdon, MD 21009

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All stormwater drainage generated on-site must be captured prior to leaving the site and treated in a stormwater management facility. Grass drainage swales are proposed along the rear of all lots that will direct stormwater runoff to proposed inlets that will transfer runoff to the stormwater management facilities.

John Baxter – 1112 Conowingo Road, Bel Air, MD 21014

With the revisions to the road improvements, does the existing road need to be lowered to meet site distance requirements? Previously, the slope in front of the Baxter property needed to be cut back and electric poles moved.

Response:

With the relocation of the site entrance and road improvement alignment adjustments the road will not need to be lowered, only restriping and additional paving for road widening is anticipated.

Carol Six – 1204 Conowingo Road, Bel Air, MD 21014

How much right-of-way will need to be acquired in front of the Six property?

Response:

The road improvements add an additional 24' of paving outside of the existing travel lane on the south side of the existing driveway, and an additional 12' of paving outside of the existing travel lane on the north side of the existing driveway. Utility pole relocation will be minimal.

John Baxter – 1112 Conowingo Road, Bel Air, MD 21014

Will sanitary sewer be provided to the adjoining Baxter property as part of this project?

Response:

The plan does not propose a sanitary sewer service to the Baxter property. If desired, this should be requested with the Department of Public Works.

Wayne & Susan Wesch – 1046 Pipers Cove Way, Bel Air, MD 21014

When will construction begin?

Is a builder selected at this time and price range or size of home?

Significant drainage from the existing farm flows into the drainage swale at the rear of lots along Pipers Cove Way. Will the flow increase with this project?

Will the existing trees located at the rear of lots along Pipers Cove Way remain?

Response:

Construction is estimated to begin Summer 2010.



Elm Street Development will be responsible for site grading, road and utility construction. Upon completion of the site work, a home builder will be responsible for construction of the homes. At this time, a home builder has not been selected.

The proposed lot sizes for Kelly Glen are similar to those in Piper Cove Way. Homes of similar size can be expected for Kelly Glen with the market determining the price range at time of construction.

Drainage from the existing farm must be captured and treated on-site. Proposed drainage swales and inlets will convey runoff to the proposed stormwater management facilities. Reducing the amount of runoff that currently flows to the inlets along the rear of lots on Piper Cove Way.

Existing trees that are located on adjacent lots will remain. Due to grading requirements, any existing trees on the farm adjacent to Piper Cove Way will be removed.

John Baxter – 1112 Conowingo Road, Bel Air, MD 21014

Is there any possibility for a signal at the site entrance?

How will the outfall of existing pond for condominiums at Village Green be handled?

Response:

No, a signal is unlikely.

The outfall must be addressed in the design of the stormwater management facilities for Kelly Glen.

Don Matthews – 1108 Spalding Drive, Bel Air, MD 21015

Where does the recreational trail connect to the Ma & Pa trail?

Response:

The location was pointed out on the plan. A future extension of the Ma & Pa trail will parallel Route 1 Bypass, and cross under via an existing culvert. The proposed recreational trail will connect to the Ma & Pa Trail at the north of the project site near Route 1 Bypass.

It was announced that this project will be submitted for Development Advisory Committee review and will be on the December 16, 2009 DAC agenda.